

Ref.

64-2-7-A ✓

57-100-1

NO TRANSFER
TAX PAIDQUITCLAIM DEED
WITH COVENANT

027520

KNOW ALL MEN BY THESE PRESENTS, that I, DAVID J. DONNELLY of Falmouth, County of Cumberland and State of Maine, in consideration of One Dollar and other valuable consideration paid by JAMES G. McCANN, of Portland, County of Cumberland and State of Maine, whose mailing address is c/o McCann Commercial Brokers, One City Center, Portland, Maine 04101, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said JAMES G. McCANN, his heirs and assigns forever, my one-fourth (1/4) interest in and to the following described premises:

Unit Number 1 in Upper Main Street Condominium in Waterville, in the County of Kennebec, in the State of Maine, together with 50% of the undivided interest appertaining to said units in the common area and facility of said Upper Main Street Condominium Association all as more fully set forth in the Declaration of Condominium dated October 23, 1986 and to be duly recorded in the Kennebec County Registry of Deeds. Said Declaration together with the schedule and exhibits thereto are incorporated herein by reference as though set forth at length herein.

Reference is hereby made to the survey and plans of Upper Main Street Condominium entitled Site Plan dated December 2, 1986 and duly recorded at the Kennebec County Registry of Deeds under Unit Ownership in Condominium file number 86247. Said survey and plan being incorporated herein by reference.

Reference is further made to additional plans of the Unit of said Upper Main Street Condominium entitled Unit Vertical Boundries dated December 2, 1986 and to be duly recorded in the Kennebec County Registry of Deeds under Unit Ownership in Condominium file number 86247, said Unit Plan being incorporated herein by reference.

The premises conveyed herein are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matters set forth in the aforementioned Declaration of Condominium and on all of the aforementioned Declaration of Condominium and on all of the aforementioned Plans, the within Grantees, as part of consideration given herefore, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Upper Main Street Condominium Association.

1606
Wm J. Donnelly

Meaning and intending to convey and hereby conveying all of my interest in the same premises as conveyed to said Grantor and said Grantee by Deed of James G. McCann, David J. Donnelly, and Dana E. Caswell dated December 17, 1986 and recorded in the Kennebec County Registry of Deeds.

This conveyance is made subject to a mortgage from said Grantor and said Grantee to Casco Northern Bank, N.A., dated December 17, 1986 and recorded in said Registry of Deeds and to a mortgage to N. Richard Hallee dated December 27, 1984 and recorded in said Registry of Deeds in Book 2760, Page 37, both of which mortgages the Grantee, by acceptance of this deed, hereby assumes and agrees to pay; and this conveyance is also subject to a Collateral Assignment of Lease or Leases from said Grantor and Grantee to said Casco Northern Bank, N.A., dated December 17, 1986 and recorded in said Registry of Deeds.

This conveyance is further made subject to all current real estate taxes and assessments which the Grantee, by acceptance of this deed, hereby assumes and agrees to pay.

The Grantor by his delivery and the Grantee by his acceptance of this deed state and agree that the Grantee is a bona fide purchaser for value, having paid to the Grantor adequate and full consideration for the transfer represented by this deed.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said JAMES G. MCCANN, his heirs and assigns forever.

AND the said Grantor does covenant with the said Grantee, his heirs and assigns, that he shall and will warrant and defend the premises to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, I, the said DAVID J. DONNELLY, have signed and sealed this instrument this day of July, 1988.

Signed, Sealed and Delivered
In Presence Of:

David J. Donnelly

David J. Donnelly
David J. Donnelly

STATE OF MAINE
COUNTY OF CUMBERLAND

October 7, 1988

Then personally appeared the above-named David J. Donnelly
and acknowledged the foregoing instrument to be his free act
and deed.

Before me,

Alfred C. Hebert
Notary Public/Attorney at Law

Alfred C. Hebert
Print Name My Commission Exp 12/90

3529S



RECEIVED KENNEDY SS.

1988 NOV 21 AM 9:00

ATTEST: Theresa A. Mearns
REGISTER OF DEEDS